

TENANT A			
Landlord Response Analysis			
Location:	3310 W. Main Street	2011 Dean Street	Corporate Reserve
RSF:	2,175	3,000	2,250
Term:	36	63	65
Lease Type:	Gross	NNN	NNN
Est. Op Ex & Taxes:	N/A	\$3.50 w/10% cap	\$4.69 w/8% cap
Gross Rent Year 1:	\$22.00	\$15.50	\$18.69
Gross Rent Year 2:	\$22.66	\$16.00	\$19.11
Gross Rent Year 3:	\$23.40	\$17.00	\$19.54
Gross Rent Year 4:	N/A	\$17.41	\$19.99
Gross Rent Year 5:	N/A	\$17.82	\$20.44
Escalation:	3%	manual increase	3%
Yearly Utility Est:	\$3,806.00	\$3,750.00	\$2,812.50
Total Utility Est:	\$11,419.00	\$18,750.00	\$14,062.50
Abatement:	0	3 mo. Gross	5 mo. Gross
TI Allowance:	0	Full Build Out	Full Build Out
TI Estimated Cost:	\$50,000	N/A	N/A
TI Delta:	\$50,000	\$0.00	\$0.00
Total Occupancy Cost:	\$ 209,449.56	\$ 256,578.00	\$ 234,044.68
Exclusivity:	Yes	Yes	In single story
Right of Refusal:	N/A	N/A	Yes
Security Deposit:	TBD	TBD	TBD
Option to Renew:	No	Two 5 year	Two 5 year

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Gross Rent Year 1:	\$22.00
Gross Rent Year 2:	\$22.66
Gross Rent Year 3:	\$23.40
Gross Rent Year 4:	N/A
Gross Rent Year 5:	N/A
Escalation:	3%
Abatement:	0

	Year 1	Year 2	Year 3	
Month 1	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 2	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 3	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 4	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 5	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 6	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 7	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 8	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 9	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 10	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 11	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
Month 12	\$ 3,987.50	\$ 4,107.13	\$ 4,241.25	
	\$ 47,850.00	\$ 49,285.56	\$ 50,895.00	\$ 148,030.56

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Lease Type:	NNN
Est. Op Ex & Taxes:	\$3.50 w/10% cap
Gross Rent Year 1:	\$15.50
Gross Rent Year 2:	\$16.00
Gross Rent Year 3:	\$17.00
Gross Rent Year 4:	\$17.41
Gross Rent Year 5:	\$17.82
Escalation:	manual increase
Abatement:	3 mo. Gross

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
Month 1	\$ -	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00	
Month 2	\$ -	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,353.50	\$ 4,455.00	
Month 3	\$ -	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,354.50	\$ 4,455.00	
Month 4	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 5	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 6	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 7	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 8	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 9	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 10	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 11	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
Month 12	\$ 3,875.00	\$ 4,000.00	\$ 4,250.00	\$ 4,352.50	\$ 4,455.00		
	\$ 34,875.00	\$ 47,625.00	\$ 50,250.00	\$ 51,922.50	\$ 53,155.50	\$ 237,828.00	\$ 237,828.00

Location:	Corporate Reserve
RSF:	2,250
Term:	65
Lease Type:	NNN
Est. Op Ex & Taxes:	\$4.69 w/8% cap
Gross Rent Year 1:	\$18.69
Gross Rent Year 2:	\$19.11
Gross Rent Year 3:	\$19.54
Gross Rent Year 4:	\$19.99
Gross Rent Year 5:	\$20.44
Escalation:	3%
Abatement:	5 mo. Gross

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
Month 1	\$ -	\$ 3,504.38	\$ 3,583.13	\$ 3,663.65	\$ 3,748.13	\$ 3,832.50	
Month 2	\$ -	\$ 3,504.38	\$ 3,583.13	\$ 3,663.65	\$ 3,748.13	\$ 3,832.50	
Month 3	\$ -	\$ 3,504.38	\$ 3,583.13	\$ 3,663.65	\$ 3,748.13	\$ 3,832.50	
Month 4	\$ -	\$ 3,504.38	\$ 3,583.13	\$ 3,663.65	\$ 3,748.13	\$ 3,832.50	
Month 5	\$ -	\$ 3,504.38	\$ 3,583.13	\$ 3,663.65	\$ 3,748.13	\$ 3,832.50	
Month 6	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 7	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 8	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 9	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 10	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 11	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
Month 12	\$ 3,504.38	\$ 3,583.13	\$ 3,663.75	\$ 3,748.13	\$ 3,832.50		
	\$ 24,530.66	\$ 42,603.81	\$ 43,561.90	\$ 44,555.16	\$ 45,568.15	\$ 19,162.50	\$ 219,982.18